

LIMERICK DEVELOPMENT PLAN 2022-2028

Year Two

Core Strategy Monitoring Report

17th September 2024

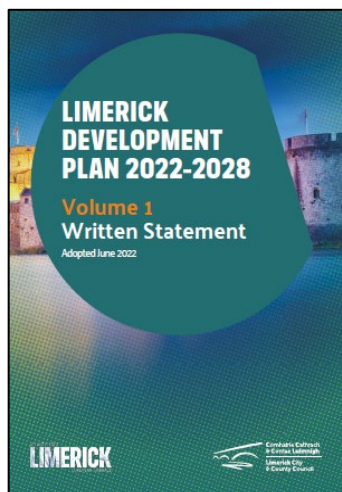


Contents

| | | |
|------------|--|-----------|
| 1. | INTRODUCTION..... | 3 |
| 2. | CORE STRATEGY..... | 4 |
| 3. | POPULATION TRENDS..... | 7 |
| 4. | CORE STRATEGY MONITORING..... | 9 |
| 4.1 | INDICATORS 1 AND 2 - DWELLING COMPLETIONS..... | 10 |
| 4.2 | INDICATOR 3 - RESIDENTIAL PLANNING PERMISSIONS - SETTLEMENTS..... | 12 |
| 4.2.1 | RESIDENTIAL PIPELINE DEVELOPMENT – LIMERICK CITY AND SUBURBS..... | 18 |
| 4.3 | INDICATOR 4 - RESIDENTIAL PLANNING APPLICATIONS – RURAL..... | 21 |
| 4.4 | OBSTACLES TO DWELLING DELIVERY..... | 23 |
| 4.5 | INDICATORS 5 AND 6 – COMMERCIAL FLOOR SPACE AND PERMISSIONS..... | 23 |
| 4.6 | INDICATOR 7 – SETTLEMENT CONSOLIDATION SITES LIMERICK CITY AND SUBURBS..... | 26 |
| 5. | CONCLUSION..... | 30 |

1. Introduction

Following a two year statutory process, the Limerick Development Plan 2022-2028 (hereafter referred to as the Plan), came into effect on the 29th of July 2022, six weeks after the date of adoption. The Plan sets out a blueprint for the development of Limerick to 2028 and beyond, in the context of higher tier regional and national level planning policy. In this regard, the Plan is consistent with the policies and objectives of the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy for the Southern Region (RSES).



Chapter 2, Core Strategy of the Plan's Volume 1: Written Statement, sets out the projected population and household growth for Limerick in accordance with the requirements of the NPF Implementation Roadmap, the RSES and the Economic and Social Research Institute's (ESRI) 'Regional Demographics and Structural Housing Demand at a County Level'.

The housing supply targets outlined in the Core Strategy were prepared utilising the ESRI forecast in accordance with the requirements of the 'Housing Supply Target Methodology for Development Planning – Guidelines for Planning Authorities' (2020). The ESRI report sets out a forecast for an additional 15,591 no. residential units in Limerick City and County over the

Plan period 2022 – 2028.

This report comprises the Year Two Core Strategy Monitoring Report and indicates the development trends between 1st August 2023 and 31st July 2024 relative to the Core Strategy of the Plan, during the second year of its implementation. The report has been prepared in accordance with the requirements of the Section 28 'Development Plans Guidelines for Planning Authorities', 2022.

This report provides an update on the Year One Core Strategy Monitoring Report for 2022 – 2023, which indicated the development trends during the first year of implementation of the Plan, between 1st August 2022 and 31st July 2023. While certain tables and figures, such as Core Strategy maps and tables are included in this report for ease of reference, the Census 2022 analysis or other substantially similar commentary is not repeated. In this regard, while summary tables of key data for year one have been included hereunder, this update should be read in conjunction with the Year One Core Strategy Monitoring Report for 2022 – 2023.

2. Core Strategy

Chapter 2, Core Strategy of Volume 1: Written Statement sets out the Core Strategy of the Plan. The Core Strategy comprises maps and a table setting out a quantitative based strategy for the spatial development of Limerick across the settlement hierarchy as per the following extracts:

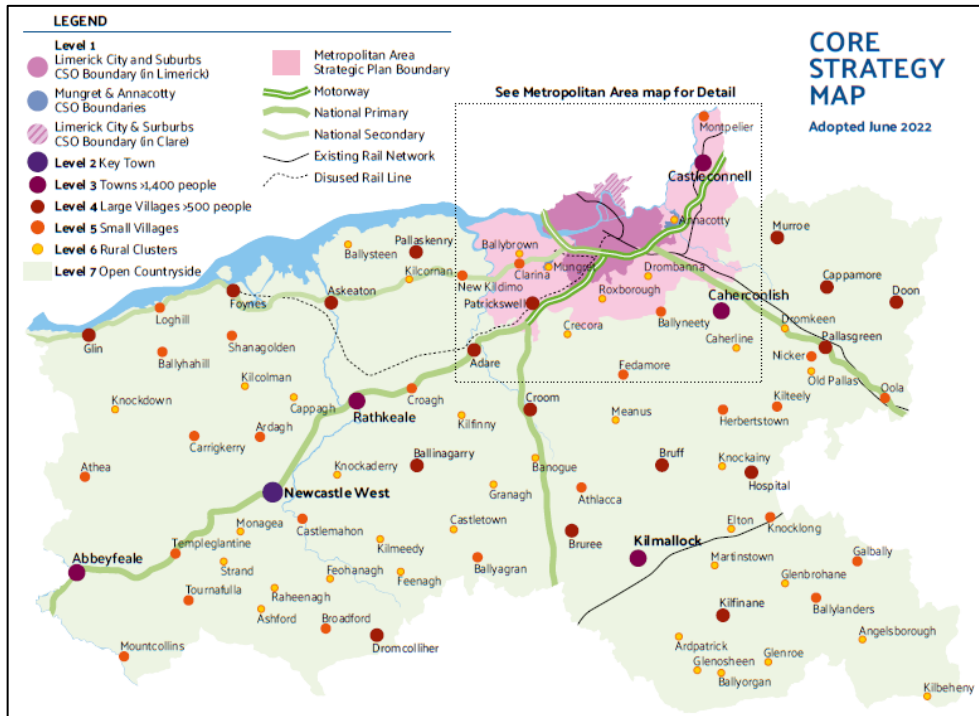


Figure 1: Extract of Map 2.3 Core Strategy Map, Chapter 2, Core Strategy

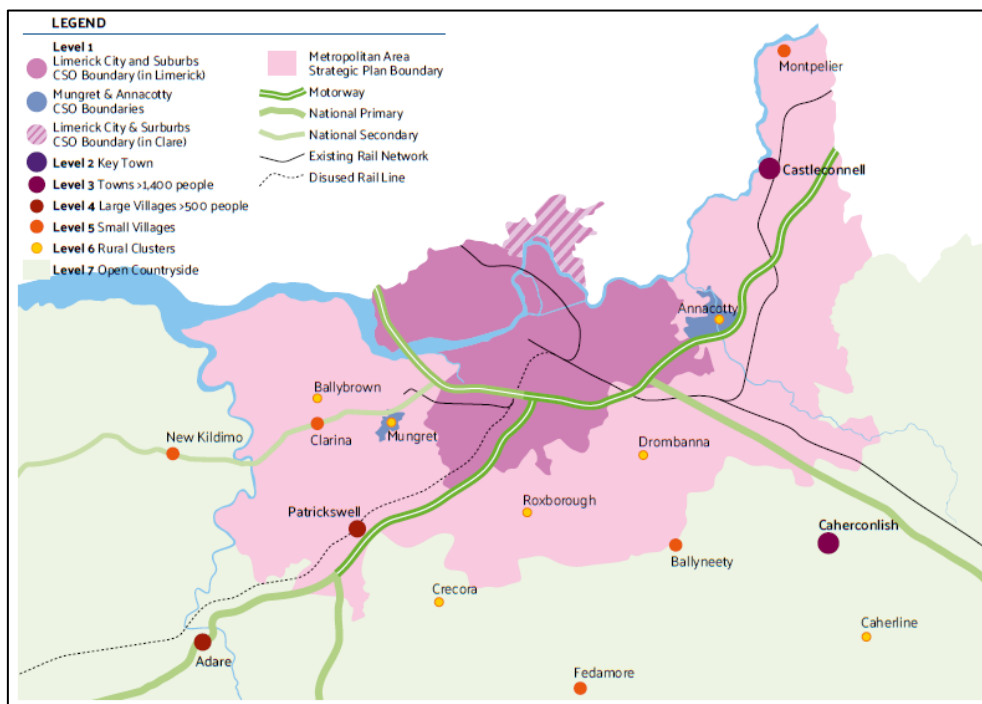


Figure 2: Extract of Map 2.4 Limerick Shannon Metropolitan Area (in Limerick) Core Strategy Map, Chapter 2, Core Strategy

In accordance with the Economic and Social Research Institute's (ESRI) 'Regional Demographics and Structural Housing Demand at a County Level', the Core Strategy as set out in the table below, outlines a forecast for an additional 15,591 no. residential units in Limerick City and County over the Plan period 2022 – 2028.

As set out in the Core Strategy, the zoned settlements (Levels 1, 2, 3 and 4) have an additional household forecast of 13,709 no. units. Subsequent to the adoption of the Plan, the Planning Authority has undertaken a programme of Local Area Plan (LAP) and zoning map reviews. New LAPs for Abbeyfeale, Adare, Caherconlish, Castleconnell, Newcastle West, Patrickswell and Rathkeale are now in effect. The zoned lands in the new LAPs, combined with the zoning in Limerick City and Suburbs and the remaining Level 4 Large Villages set out in Volume 2 of the Plan, included a total of 596.97ha. of land with potential for residential development.

In addition to the settlements with objectives for the zoning of land, the Core Strategy also allocates a further 1,176 no. dwelling units across the Level 5 Small Villages, Level 6 Rural Clusters and Level 7 Open Countryside. With respect to the Open Countryside, the Core Strategy forecasts an additional 772 no. dwellings over the lifetime of the Plan.

| Level | Settlements | Census 2016 population | Population totals 2028 | Population growth as % of 2016 base ¹ | Additional households forecasted 2022-28 | Target residential density ranges (UPH) ² | Zoned land Required (hectares) | Existing zoned land available (hectares) | Infill or brownfield as % of total zoned lands ³ | Shortfall (-) or excess (+) of zoned land (hectares) |
|--|---|------------------------|------------------------|--|--|--|--------------------------------|--|---|--|
| Limerick Shannon Metropolitan Area (in Limerick) | Limerick City and Suburbs (in Limerick) | 89,671 | 123,242 | | 11,054 | 35 to 100+ | 25925 | 353.06 | 84% | 93.81 |
| | Annacotty | 2,930 | 3,641 | | 235 | 45+ | 522 | 838 | 80% | 3.16 |
| | Mungret | 277 | 687 | | 153 | 35+ | 437 | 438 | 100% | 0.01 |
| | City and Suburbs (in Limerick), Mungret and Annacotty | 92,878 | 127,570 | 37% | 11,442 | | 268.84 | 365.82 | 84% | 96.98ha. (Capacity for 12,750 units on zoned lands) |
| | Castleconnell | 2,107 | 2,697 | 28% | 205 | 10 or 22+ | 1159 | 2489 | | 1330 |
| | Patrickswell | 847 | 1,153 | 36% | 95 | 10 or 22+ | 536 | 3793 | | 3257 |
| | Clarina | 294 | 591 | 101% ⁴ | 20 | | | | | |
| | Montpelier | 150 | 172 | 15% | 7 | | | | | |
| | Rural Metro Area | 8,676 | 9,237 | 6% | 104 | | | | | |
| | Remainder of Metro Area | 12,074 | 13,850 | 16% | 431 | | 16.95 | 62.82 | | 45.87 |
| | Limerick Shannon Metropolitan Area (in Limerick) | 104,952 | 141,420 | 35% | 11,873 | | 285.78 | 440.57 | | 154.78 |
| Key town | Newcastle West | 6,619 | 8,607 | 30% | 706 | 10 or 35+ | 3026 | 139.02 | | 108.76 |
| Level 3 Towns | Abbeyfeale | 2,023 | 2,589 | 28% | 211 | 10 or 22+ | 1189 | 4550 | | 33.61 |
| | Kilmallock | 1,668 | 2,135 | 28% | 162 | 10 or 22+ | 914 | 19.61 | | 10.47 |
| | Rathkeale | 1,441 | 1,844 | 28% | 147 | 10 or 22+ | 830 | 38.12 | | 29.82 |
| | Caherconlish | 1,476 | 1,815 | 23% | 125 | 10 or 22+ | 702 | 994 | | 2.92 |
| | Level 3 Aggregate | 6,608 | 8,383 | 27% | 645 | | 36.35 | 113.17 | | 76.82 |
| Level 4 Large Villages | Adare | 1,129 | 1,455 | 29% | 122 | 10 or 22+ | 688 | 5835 | | 51.48 |
| | Askeaton | 1,137 | 1,455 | 28% | 119 | 10 or 22+ | 672 | 2354 | | 16.82 |
| | Ballingarry | 521 | 667 | 28% | 55 | 10 or 22+ | 308 | 589 | 29.71% | 2.81 |
| | Bruff | 803 | 1,043 | 30% | 83 | 10 or 22+ | 468 | 552 | 12.30% | 0.84 |
| | Bruree | 580 | 740 | 28% | 39 | 10 or 22+ | 221 | 213 | 65.49% | See Footnote ⁵ |
| | Cappamore | 620 | 794 | 28% | 65 | 10 or 22+ | 366 | 332 | 17.62% | See Footnote ⁵ |
| | Croom | 1,159 | 1,484 | 28% | 104 | 10 or 22+ | 584 | 1245 | | 6.61 |
| | Doon | 516 | 660 | 28% | 52 | 10 or 22+ | 291 | 273 | 100.00% | See Footnote ⁵ |
| | Dromcolliher | 518 | 663 | 28% | 54 | 10 or 22+ | 306 | 243 | 65.06% | See Footnote ⁵ |
| | Foynes | 520 | 666 | 28% | 55 | 10 or 22+ | 307 | 349 | 0.00% | 0.42 |
| | Glin | 576 | 737 | 28% | 59 | 10 or 22+ | 333 | 310 | 38.71% | See Footnote ⁵ |
| | Hospital | 653 | 836 | 28% | 64 | 10 or 22+ | 359 | 332 | 100.00% | See Footnote ⁵ |
| | Kilfinane | 789 | 1,010 | 28% | 81 | 10 or 22+ | 459 | 381 | 100.00% | See Footnote ⁵ |
| | Murroe | 1,377 | 1,694 | 23% | 117 | 10 or 22+ | 661 | 582 | 66.79% | See Footnote ⁵ |
| | Pallasgreen | 568 | 727 | 28% | 60 | 10 or 22+ | 338 | 311 | 50.32% | See Footnote ⁵ |
| Pallaskenny | 651 | 836 | 28% | 63 | 10 or 22+ | 353 | 360 | 86.28% | 0.07 | |
| Level 4 Aggregate | 12,117 | 15,467 | 28% | 1,191 | | 67.15 | 142.61 | | 75.46 | |
| Level 5 | Small Villages | 5,469 | 6,453 | 18% | 313 | | | | | |
| Level 6 | Rural Clusters | 1,882 | 1,855 | 15% | 91 | | | | | |
| Level 7 | Open Countryside | 57,252 | 61,936 | 8% | 772 | | | | | |
| City and County | Totals | 194,899 | 244,121 | 25% | 15,591 | | 419.54 | 835.97 | | 416.42 |

Table 1: Extract of Table 2.7, Core Strategy Table, Chapter 2, Core Strategy

3. Population Trends

Since the adoption of the Plan, the Central Statistics Office (CSO) has released the results of the Census of Population 2022. The statistics were examined in the Year One Core Strategy Report for 2022 – 2023. While this analysis is not repeated, a brief summary is provided hereunder.

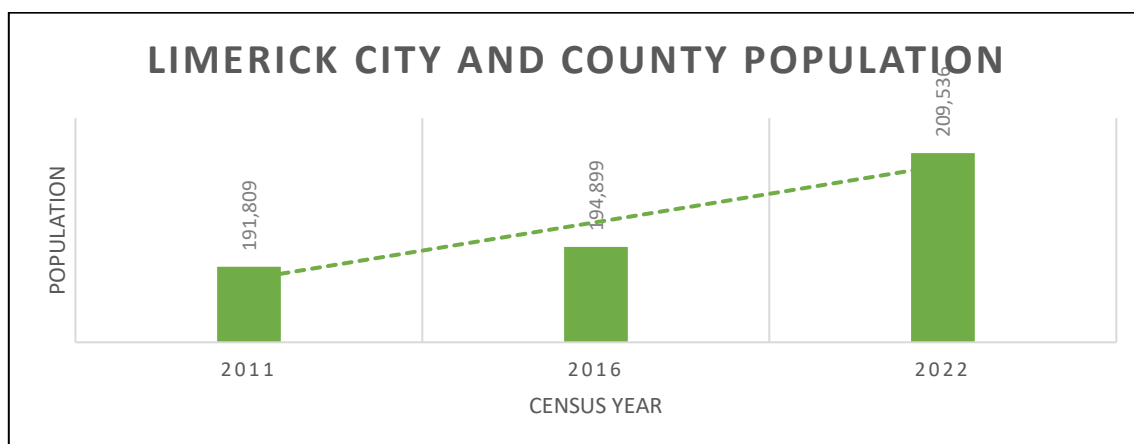


Figure 3: Limerick City and County Population, CSO

As demonstrated in Figure 3 above, Limerick City and County has experienced population growth throughout the recent intercensal periods reaching 209,536 in 2022.

The Census of population statistics for 2016 and 2022 and the additional households forecast in each of the settlements in the Core Strategy is set out in Table 2 below:

| Level | Settlement | Census Data 2016 - Population | Census Data 2022 - Population | Additional Households Forecasted 2022-2028 |
|---|---|-------------------------------|-------------------------------|--|
| Limerick Shannon Metropolitan Area (in Limerick) | Limerick City and Suburbs (in Limerick) | 89,671 | 97,582 | 11,054 |
| | Annacotty | 2,930 | 3,398 | 235 |
| | Mungret | 277 | 372 | 153 |
| | Castleconnell | 2,107 | 2,488 | 205 |
| | Patrickswell | 847 | 848 | 95 |
| | Clarina | 294 | 559 | 20 |
| | Montpelier | 150 | 172 | 7 |
| Key Town | Newcastle West | 6,619 | 7,209 | 706 |
| Level 3 Towns | Abbeyfeale | 2,023 | 2,206 | 211 |
| | Kilmallock | 1,668 | 1,761 | 162 |
| | Rathkeale | 1,441 | 1,231 | 147 |
| | Caherconlish | 1,476 | 1,569 | 125 |
| Level 4 Large Villages | Adare | 1,129 | 1,224 | 122 |
| | Askeaton | 1,137 | 1,236 | 119 |

| Level | Settlement | Census Data 2016 - Population | Census Data 2022 - Population | Additional Households Forecasted 2022-2028 |
|----------------|------------------------|-------------------------------|-------------------------------|--|
| | Ballingarry | 521 | 570 | 55 |
| | Bruff | 803 | 887 | 83 |
| | Bruree | 580 | 641 | 39 |
| | Cappamore | 620 | 668 | 65 |
| | Croom | 1,159 | 1,240 | 104 |
| | Doon | 516 | 651 | 52 |
| | Dromcolliher | 518 | 509 | 54 |
| | Foynes | 520 | 512 | 55 |
| | Glin | 576 | 644 | 59 |
| | Hospital | 653 | 674 | 64 |
| | Kilfinane | 789 | 757 | 81 |
| | Murroe | 1,377 | 1,432 | 117 |
| | Pallasgreen | 568 | 229 | 60 |
| | Pallaskenry | 651 | 610 | 63 |
| Level 5 | Small Villages | 5,913 | 6,280 | 313 |
| Total | All Settlements | 127,533 | 138,487 | 14,625 |

Table 2: Limerick City and County Settlements Population, CSO

The Census figures for 2016 and 2022 demonstrate that the overall pattern of population growth accords with the objectives of the National Planning Framework (NPF), the Regional and Spatial Economic Strategy for the Southern Region (RSES) and is in line with the Core Strategy of the Limerick Development Plan 2022 – 2028. In this regard, the pattern of population growth is concentrated in the City and Suburbs, Metropolitan settlements and Key Town of Newcastle West. The Level 3 Towns of Abbeyfeale, Kilmallock and Caherconlish have also shown consistent population growth.

The overall increase in population growth experienced in settlements during the 2016 to 2022 intercensal period, aligns with the strategic approach of the Local Authority to encourage urban living, through the provision of zoned and serviced land, with investment in regeneration and infrastructure to facilitate consolidation and compact growth. The growth of the City and Suburbs demonstrates the desirability of the area as a place to live and work, with a range of third level institutes and strengths in various employment sectors.

Overall, the 2022 Census data demonstrates positive population growth in the settlements. This indicates that the Core Strategy has accurately directed population growth towards the designated settlements across the hierarchy of the Plan. The population trends provide confidence that the annual monitoring report will demonstrate that the objectives of the Core Strategy can be achieved over the lifetime of the Plan.

4. Core Strategy Monitoring

Section 10.3.1 Core Strategy Monitoring (Annual) of the ‘Development Plan Guidelines’ sets out 7 no. indicators for Residential, Commercial and Settlement Consolidation Sites to determine the progress in achieving the Core Strategy of the Plan. The 7 no. indicators are set out in Table 3 below:

| Indicator | |
|---------------------------------------|--|
| Residential | |
| 1 | New home completions (including through refurbishment/ conversions) |
| 2 | New home completions per NPO 3 - Compact Growth |
| 3 | Planning permission granted for residential development with: <ul style="list-style-type: none"> (i) A breakdown of 1, 2, 3 and 4+ bedroom units permitted and (ii) A breakdown per Tier 1 and Tier 2 lands |
| 4 | Breakdown by relevant rural area type of housing: <ul style="list-style-type: none"> (i) Planning Applications lodged (ii) Breakdown in decisions (iii) New home completions |
| Commercial | |
| 5 | Developed and occupied commercial floor space |
| 6 | Planning permissions for business/ employment uses (m2) for: <ul style="list-style-type: none"> (i) Office (ii) Industrial (iii) Retail (iv) Warehousing/ Logistics |
| Settlement Consolidation Sites | |
| 7 | Specific reporting on the progress of the Settlement Consolidation Sites identified in the Development Plan. This should include information on enabling infrastructure services delivery, planning permissions granted, housing constructed, funding applications made, project timelines, Vacant Site Levy commentary etc. |

Table 3: Annual Report Monitoring Indicators, Development Plan Guidelines

The following sections include tables and a brief commentary with respect to the various indicators for the second year of implementation of the Limerick Development Plan 2022 - 2028.

4.1 Indicators 1 and 2 - Dwelling Completions

This section provides an overview of the number of dwellings required and completed in Limerick during year two of the Limerick Development Plan 2022 – 2028. As set out in Section 2 of this report, in accordance with the ESRI’s ‘Regional Demographics and Structural Housing Demand at a County Level’, the Core Strategy table identifies a forecast of 15,591 no. additional households between 2022 and 2028 in Limerick City and County. This equates to an average requirement for 2,598 no. additional dwellings per annum, or 649 no. additional dwellings per quarter to 2028.

Having regard to the information available on the Department of Housing, Local Government and Heritage’s Housing Delivery Tracker and the CSO’s New Dwelling Completions Q2 2024 Report, the following table sets out the average no. of units required by quarter and the residential completions by unit type across Limerick City and County in year two of the Plan:

| Quarter/ Year | Average No. of Units Required | No. of Apartments Built | No. of Scheme Houses Built (In estates) | No. of Single Houses Built | Total No. of units Built |
|---------------|-------------------------------|-------------------------|---|----------------------------|--------------------------|
| Q3 2023 | 649 | 46 | 107 | 44 | 197 |
| Q4 2023 | 649 | 48 | 137 | 58 | 243 |
| Q1 2024 | 649 | 17 | 121 | 60 | 198 |
| Q2 2024 | 649 | 46 | 130 | 52 | 228 |
| Total | 2,598 | 157 | 495 | 214 | 866 |

Table 4: Housing Completions, Housing Delivery Tracker/ CSO

The number of dwellings completed in year two (866 no. units) compared to the average number of dwellings required per annum (2,598 no. units) over the lifetime of the Plan, indicates a shortfall of 1,732 no. units for the second year of the Plan.

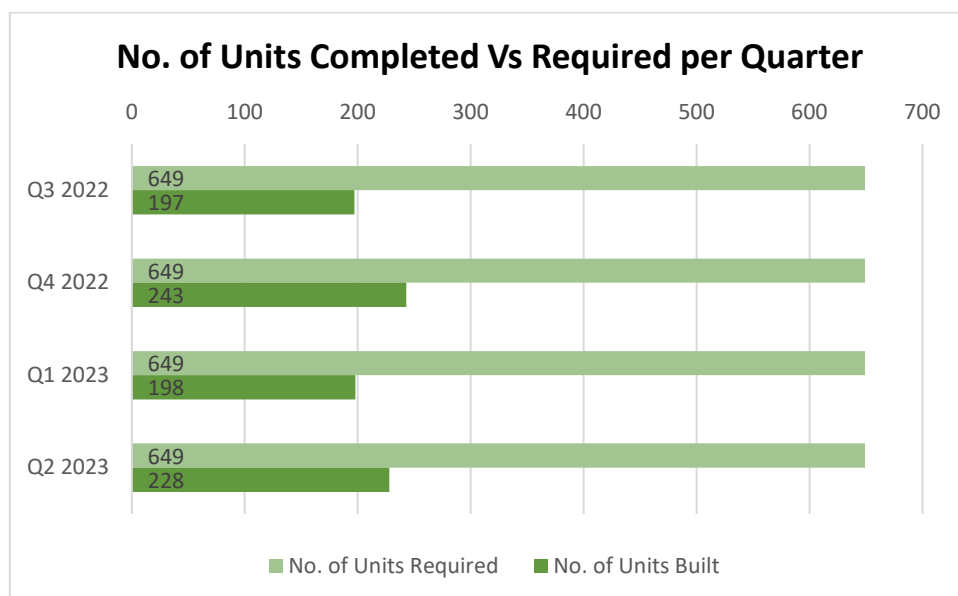


Figure 4: No. of dwellings completed vs no. required per quarter for the second year of the Development Plan

It is noted that 766 no. units were completed during year one, equating to a total of 1,632 no. units during the first two years of the Plan as set out in the table below:

| Development Plan Implementation | Average No. of Units Required | No. of Apartments Built | No. of Scheme Houses Built (In estates) | No. of Single Houses Built | Total No. of units Built |
|---------------------------------|-------------------------------|-------------------------|---|----------------------------|--------------------------|
| Year One | 2,598 | 70 | 477 | 219 | 766 |
| Year Two | 2,598 | 157 | 495 | 214 | 866 |
| Total | 5,196 | 227 | 972 | 433 | 1,632 |

Table 5: Housing Completions, Housing Delivery Tracker/ CSO

Further to Table 5 above, utilising the Housing Delivery Tracker and GeoDirectory data, a breakdown by settlement of the number of units required per annum and the number of units completed across the City and County including in the surrounding rural areas, in 2022 and 2023 is set out in the following table:

| Level | Settlement and Surrounding Area | Average No. of units required per annum | New home completions including refurb/ conversions (2022) | New home completions including refurb/ conversions (2023) | New home completions as % of no. of units required per annum |
|---|---|---|---|---|--|
| Limerick Shannon Metropolitan Area (in Limerick) | Limerick City and Suburbs (in Limerick) | 1,842 | 385 | 393 | 21 |
| | Annacotty | 39 | 1 | - | - |
| | Mungret | 26 | - | - | - |
| | Castleconnell | 34 | 2 | 12 | 35 |
| | Patrickswell | 16 | 1 | 12 | 75 |
| | Clarina | 3 | - | 14 | 466 |
| | Montpelier | 1 | 1 | - | - |
| Key Town | Newcastle West | 118 | 39 | 2 | 11 |
| Level 3 Towns | Abbeyfeale | 35 | 2 | 2 | 6 |
| | Kilmallock | 27 | 27 | 2 | 7 |
| | Rathkeale | 25 | 10 | 5 | 20 |
| | Caherconlish | 21 | 3 | 4 | 19 |
| Level 4 Large Villages | Adare | 20 | - | 9 | 45 |
| | Askeaton | 20 | - | - | - |
| | Ballingarry | 9 | 1 | 5 | 55 |
| | Bruff | 14 | 2 | 3 | 21 |
| | Bruree | 7 | - | - | - |
| | Cappamore | 11 | - | - | - |
| | Croom | 17 | 4 | 4 | 23 |

| Level | Settlement and Surrounding Area | Average No. of units required per annum | New home completions including refurbishments/conversions (2022) | New home completions including refurbishments/conversions (2023) | New home completions as % of no. of units required per annum |
|----------------|---------------------------------|---|--|--|--|
| | Doon | 9 | - | - | - |
| | Dromcolliher | 9 | - | 3 | - |
| | Foynes | 9 | - | 1 | - |
| | Glin | 10 | 1 | - | 33 |
| | Hospital | 11 | - | 21 | 190 |
| | Kilfinane | 14 | 1 | 1 | 7 |
| | Murroe | 20 | 2 | 1 | 50 |
| | Pallasgreen | 10 | 3 | - | - |
| | Pallaskenry | 11 | - | 1 | 9 |
| Level 5 | Small Villages | 52 | 13 | 33 | 63 |
| Total | All Settlements | 2,440 | 498 | 528 | 42% |

Table 6: Residential Forecast, unit requirements and completions by settlement, Housing Delivery Tracker

With the exception of the Metropolitan settlement of Clarina and the Level 4 Large Village of Hospital, the number of new dwelling completions is below the average annual target across all settlement levels. Dwelling completions are not in line with the annual growth targets set out in the Core Strategy, which are required to serve the projected population growth to 2028. It should be noted that there are a significant number of live planning permissions, including those that pre-date the Development Plan for residential units across the City and County. In the City and Suburbs alone, planning permission is in place for 4,054 no. units. In this regard, it would appear that economic conditions are stifling the delivery of dwelling units.

With respect to Limerick City and Suburbs, where the greatest target of growth is envisaged, only 21% of the annual target (1,842 no. units) of dwellings required per annum was completed in 2023 (393 no. units). The number of completions in the City and Suburbs during 2023 represents a slight increase on the number of completions during 2022 (385 no. units), equating to 42% of the total required per annum.

4.2 Indicator 3 - Residential Planning Permissions - Settlements

This section provides an overview of the planning permissions granted for residential developments in the settlements across Limerick City and County during year two of the Development Plan 2022 – 2028. This section also sets out a brief outline of the availability of zoned land to cater for residential development over the lifetime of the Plan. Section 4.4 further below provides an overview of planning permissions granted in rural areas for one off dwellings.

The spatial distribution of the residential planning permissions granted are set out in Figure 5 further below. Table 7 further below provides a breakdown of the number of residential

planning permissions granted, the percentage of total applications that contribute to compact growth, the type and number of units and the number of units by bedrooms permitted for the settlements across Limerick for year two of the Plan from 1st August 2023 to 31st July 2024.

As set out in Table 7 below, across the settlements in the hierarchy, 112 no. residential planning permissions have been granted, comprising 1,701 no. units during the second year of the Development Plan. The majority of permissions granted (51 no.) are located within Limerick City and Suburbs and comprise 1,162 no. residential units (626 no. apartments and 536 no. houses). Planning permission has been granted for 142 no. units in Patrickswell, 110 no. units in Newcastle West, followed by 75 no. units in Bruff. The majority of the units granted permission comprise three bedroom units (1,067 no.) across all settlements.

Student accommodation comprising 212 no. bed spaces in 41 no. units have been granted permission in Limerick City and Suburbs during year two of the Plan.

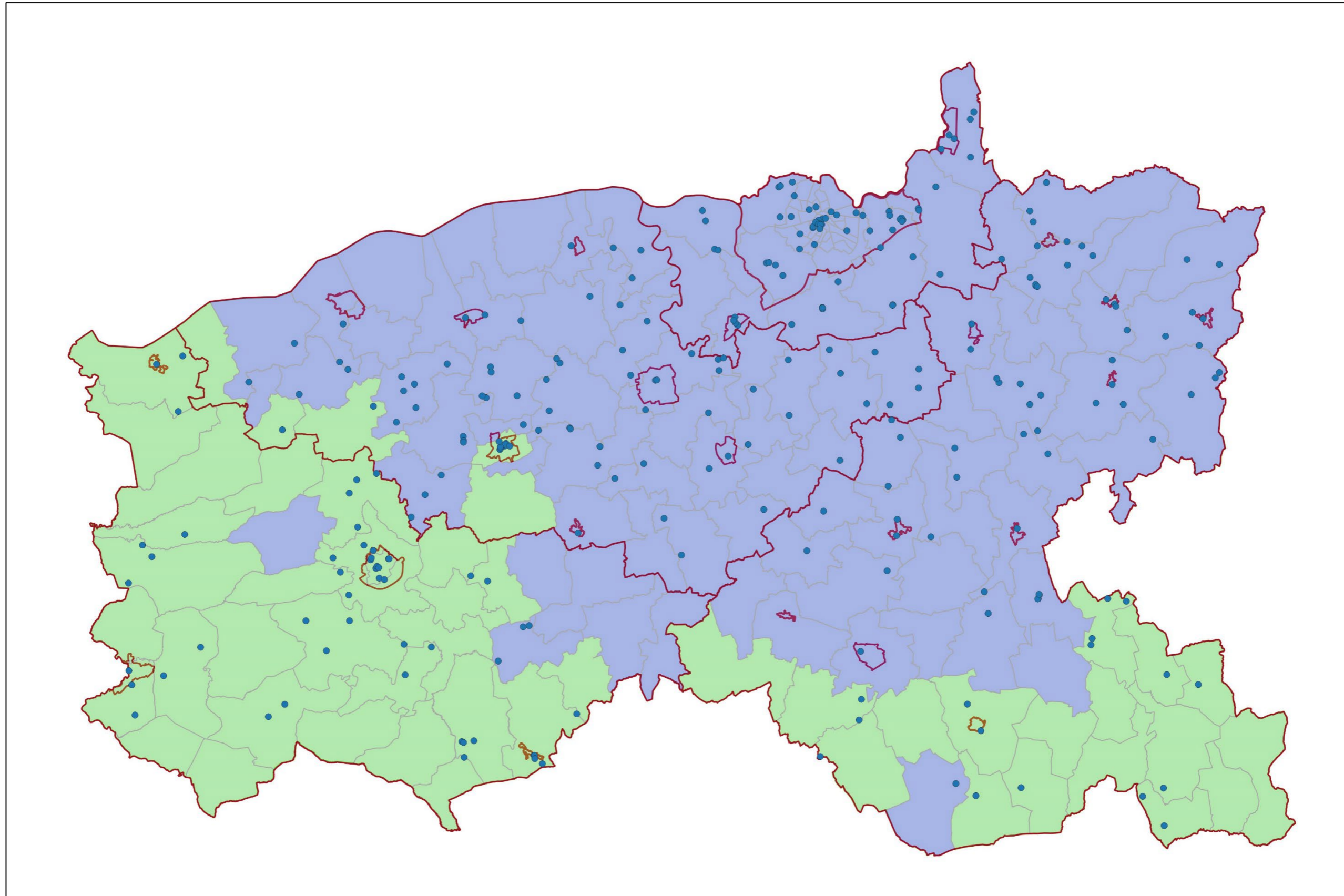


Figure 5: Spatial Distribution of Grants of Planning Permission for Residential Units in Limerick City and County during the Year Two of the Development Plan

| Level | Settlements | Total No. of Planning Permissions Granted | % of Total applications contributing to Compact Growth | Total No. of Units granted | No. of Apartments granted | No. of Houses granted | No. of Student bed spaces granted | No. of studios/ 1 bed units | No. of 2 bed units | No. of 3 bed units | No. of 4+ bed units | No. of units granted on Tier 1 lands | No. of units granted on Tier 2 lands | |
|---|---|---|--|----------------------------|---------------------------|-----------------------|-----------------------------------|-----------------------------|--------------------|--------------------|---------------------|--------------------------------------|--------------------------------------|---|
| Limerick Shannon Metropolitan Area (in Limerick) | Limerick City and Suburbs (in Limerick) | 51 | 75 | 1,162 | 626 | 536 | 212 | 277 | 355 | 410 | 120 | 2,422 | 1,395 | |
| | Annacotty | 1 | - | 1 | - | 1 | - | - | - | - | 1 | - | - | |
| | Mungret | - | - | - | - | - | - | - | - | - | - | - | - | |
| | Castleconnell | 3 | 100 | 76 | 1 | 75 | - | 1 | 12 | 31 | 32 | 75 | - | |
| | Patrickswell | 4 | 75 | 142 | - | 142 | - | - | 9 | 121 | 12 | 92 | - | |
| | Clarina | - | - | - | - | - | - | - | - | - | - | - | - | |
| | Montpelier | - | - | - | - | - | - | - | - | - | - | - | - | |
| Key Town | Newcastle West | 12 | 83 | 110 | 23 | 87 | - | 12 | 41 | 52 | 5 | 67 | - | |
| Level 3 Towns | Abbeyfeale | 1 | 100 | 1 | - | 1 | - | - | - | 1 | - | - | - | |
| | Kilmallock | 1 | 100 | 28 | - | 28 | - | - | - | 16 | 12 | - | - | |
| | Rathkeale | 8 | 87.5 | 13 | 3 | 10 | - | 1 | 1 | 10 | 1 | - | - | |
| | Caherconlish | - | - | - | - | - | - | - | - | - | - | - | - | |
| Level 4 Large Villages | Adare | 2 | 100 | 2 | 1 | 1 | - | 1 | 1 | - | - | - | - | |
| | Askeaton | 1 | 100 | 2 | - | 2 | - | - | 2 | - | - | - | - | |
| | Ballingarry | 1 | 100 | 1 | - | 1 | - | - | - | - | 1 | - | - | |
| | Bruff | 2 | 50 | 75 | - | 75 | - | - | 6 | 60 | 9 | 74 | - | |
| | Bruree | - | - | - | - | - | - | - | - | - | - | - | - | |
| | Cappamore | 2 | 100 | 28 | - | 28 | - | - | 4 | 18 | 6 | - | - | |
| | Croom | 1 | 100 | 2 | 2 | - | - | 1 | - | - | - | - | - | |
| | Doon | 1 | 100 | 1 | - | 1 | - | - | - | 1 | - | - | - | |
| | Dromcolliher | 2 | 100 | 2 | - | 2 | - | - | - | 1 | 1 | - | - | |
| | Foynes | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | Glin | 1 | 100 | 10 | - | 10 | - | 6 | 4 | - | - | 10 | - | |
| | Hospital | 1 | 100 | 1 | - | 1 | - | - | - | 1 | - | - | - | |
| | Kilfinane | - | - | - | - | - | - | - | - | - | - | - | - | |
| | Murroe | - | - | - | - | - | - | - | - | - | - | - | - | |
| Pallasgreen | 1 | - | 3 | - | 3 | - | - | - | - | 3 | - | 3 | | |
| Pallaskerry | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| Level 5 | Small Villages | 13 | 83 | 36 | 4 | 32 | - | 4 | 16 | 7 | 9 | N/A | N/A | |
| Level 6 | Rural Clusters | 3 | 100 | 5 | - | 5 | - | - | 1 | 1 | 3 | N/A | N/A | |
| Total | All settlements | 112 | 91 | 1,701 | 660 | 1,041 | 212 | 303 | 453 | 730 | 215 | 2,740 | 1,398 | |

Table 7: Settlements – Residential Indicators - Planning Permissions Granted

The tables below sets out a summary of the no. of residential permissions granted in year one and two, the total no. of units granted, the type of units, no. of student bedspaces and no. of bedrooms. It is noted that a change in the no. of student bed spaces granted that was granted in year one has been reduced downwards following the issuing of the Year One – Core Strategy Monitoring Report, this is as a result of the outcomes of appeals and/ or Judicial Reviews.

| Development Plan Implementation | Total No. of Planning Permissions Granted | Average % of applications contributing to Compact Growth | Total No. of Units granted | No. of Apartments granted | No. of Houses granted |
|---------------------------------|---|--|----------------------------|---------------------------|-----------------------|
| Year One | 70 | 98 | 991 | 556 | 435 |
| Year Two | 112 | 91 | 1,701 | 660 | 1,041 |
| Total | 182 | 94.5 | 2,692 | 1,216 | 1,476 |

Table 8: Settlements – Residential Indicators - Planning Permissions Granted Year One and Two

| Development Plan Implementation | No. of Student bedspaces granted | No. of studios/ 1 bed units | No. of 2 bed units | No. of 3 bed units | No. of 4+ bed units |
|---------------------------------|----------------------------------|-----------------------------|--------------------|--------------------|---------------------|
| Year One | 202 | 156 | 259 | 337 | 234 |
| Year Two | 212 | 303 | 453 | 730 | 215 |
| Total | 414 | 459 | 712 | 1,067 | 449 |

Table 9: Settlements - No. of Units by No. of Bedrooms Granted Permission during Year One and Two of Development Plan

| Development Plan Implementation | No. of units granted on Tier 1 lands | No. of units granted on Tier 2 lands |
|---------------------------------|--------------------------------------|--------------------------------------|
| Year One | 217 | 0 |
| Year Two | 2,740 | 1,398 |
| Total | 2,957 | 1,398 |

Table 10: Settlements – No. of Units granted on lands designated Tier 1 (serviced) or Tier 2 (serviceable)

Of the 112 no. residential permissions granted in the settlements during year two of the Plan, commencement notices have been received for 16 no. developments comprising 169 no. units. With respect to the units commenced, 147 no. are located within the City and Suburbs (in Limerick). In addition, of the 70 no. residential permissions granted for 987 no. units in the settlements during year one of the Development Plan, it is noted that 18 no. commencement notices have been received for 78 no. units.

| Development Plan Implementation | No. of Apartment Units Commenced by Year Granted - Settlements | No. of House Units Commenced by Year Granted - Settlements | Total No. of Units Granted in Year One and Two and Commenced |
|--|---|---|---|
| Year One | 58 | 20 | 78 |
| Year Two | 9 | 160 | 169 |
| Total | 67 | 180 | 247 |

Table 11: No. of Units Commenced Construction and Granted during the first two years of Development Plan Implementation

With respect to the availability of land to cater for population growth, following a review of the 160 no. Settlement Capacity Audit sites in Limerick City and Suburbs, it is noted that live planning permission is in place for 3,817 no. units across 56 no. sites on approximately 132ha.. These permissions comprise 1,655 no. apartments and 2,162 no. houses. Including planning permissions which pre-date the Development Plan, Commencement Notices have been received for approximately 765 no. units on the City and Suburb's Settlement Capacity Audit sites. In the event that all permissions granted were implemented in full, the remaining capacity for residential development on lands identified in the Settlement Capacity Audit for the City and Suburbs alone would equate to approximately 8,933 no. dwellings on 233ha. Therefore, the quantum of lands zoned for residential development that remains without planning permission is sufficient to cater for the forecasted housing requirements to 2028.

With respect to the settlements, as set out in Section 2 of this report, the Plan operates in conjunction with a number of Local Area Plans. Following the adoption of the Plan, the Local Area Plans for Abbeyfeale, Adare, Caherconlish, Castleconnell, Newcastle West, Patrickswell and Rathkeale and have been reviewed and new Local Area Plans are now in effect. The Kilmallock Local Area Plan has been amended and extended.

The quantum of zoned land available without planning permission in Limerick City and Suburbs and in the reviewed Local Area Plans is set out in the table below and accords or exceeds the requirements for land identified in the Core Strategy. Therefore, sufficient lands remain zoned to cater for targeted population growth throughout the remaining lifetime of the Development Plan.

| Settlement | Available Land for Residential use (ha.) |
|---|--|
| Limerick City and Suburbs, including Mungret and Annacotty | 362.82 |
| Abbeyfeale | 10.97 |
| Adare | 18.01 |
| Askeaton | 10.70 |
| Caherconlish | 8.951 |
| Cappamore | 2.92 |
| Castleconnell | 15.00 |
| Croom | 13.90 |
| Kilmallock | 23.51 |
| Newcastle West | 59.50 |
| Patrickswell | 22.03 |
| Rathkeale | 9.27 |
| Total | 557 |

Table 12: Quantum of Residential Zoned Land in the City and Suburbs and Local Area Plans

4.2.1 Residential Pipeline Development – Limerick City and Suburbs

Section 4.2 Indicator 3 – Residential Planning Permission – Settlements focuses on planning permissions granted in the settlements during year two of the Development Plan. A grant of planning permission remains live for a period of 5 no. years. Therefore, on examination of all live planning permissions for Limerick City and Suburbs, planning permission is in place for 4,054 no. units. In addition, decisions were pending on planning applications received during year two for a further 965 no. units across all settlements at time of writing this report.

Table 13 below sets out a breakdown of the pipeline applications by area in the City and Suburbs. Figure 6 further below indicates the spatial distribution of pipeline residential developments in the City and Suburbs.

| Neighbourhoods | No. of Units Granted Year 1 and Year 2 | No. of Units Pending Decision | No. of Units Granted Permission – Not Commenced | No. of Units Granted and Commenced |
|---|--|-------------------------------|---|------------------------------------|
| City Centre | 270 | 153 | 165 | 12 |
| Corbally Kings Island | 1 | 1 | 0 | 1 |
| Ballysimon Singland Garryowen Rhebogue | 34 | 80 | 28 | 0 |

| Neighbourhoods | No. of Units Granted Year 1 and Year 2 | No. of Units Pending Decision | No. of Units Granted Permission – Not Commenced | No. of Units Granted and Commenced |
|---|--|-------------------------------|---|------------------------------------|
| Annacotty Castletroy Plassey | 469 | 9 | 110 | 95 |
| Janesboro Southhill Crossagalla | 1 | 33 | 2 | 0 |
| Dooradoyle Raheen Mungret | 468 | 18 | 160 | 69 |
| Ballinacurra South Circular Rd. Dock Rd. | 3 | 22 | 29 | 0 |
| Thomondgate Moyross Caherdavin Ennis Rd. | 614 | 407 | 62 | 4 |
| Total No. of Units | 1,858 | 723 | 556 | 181 |

Table 13: Residential Pipeline Development – Limerick City and Suburbs

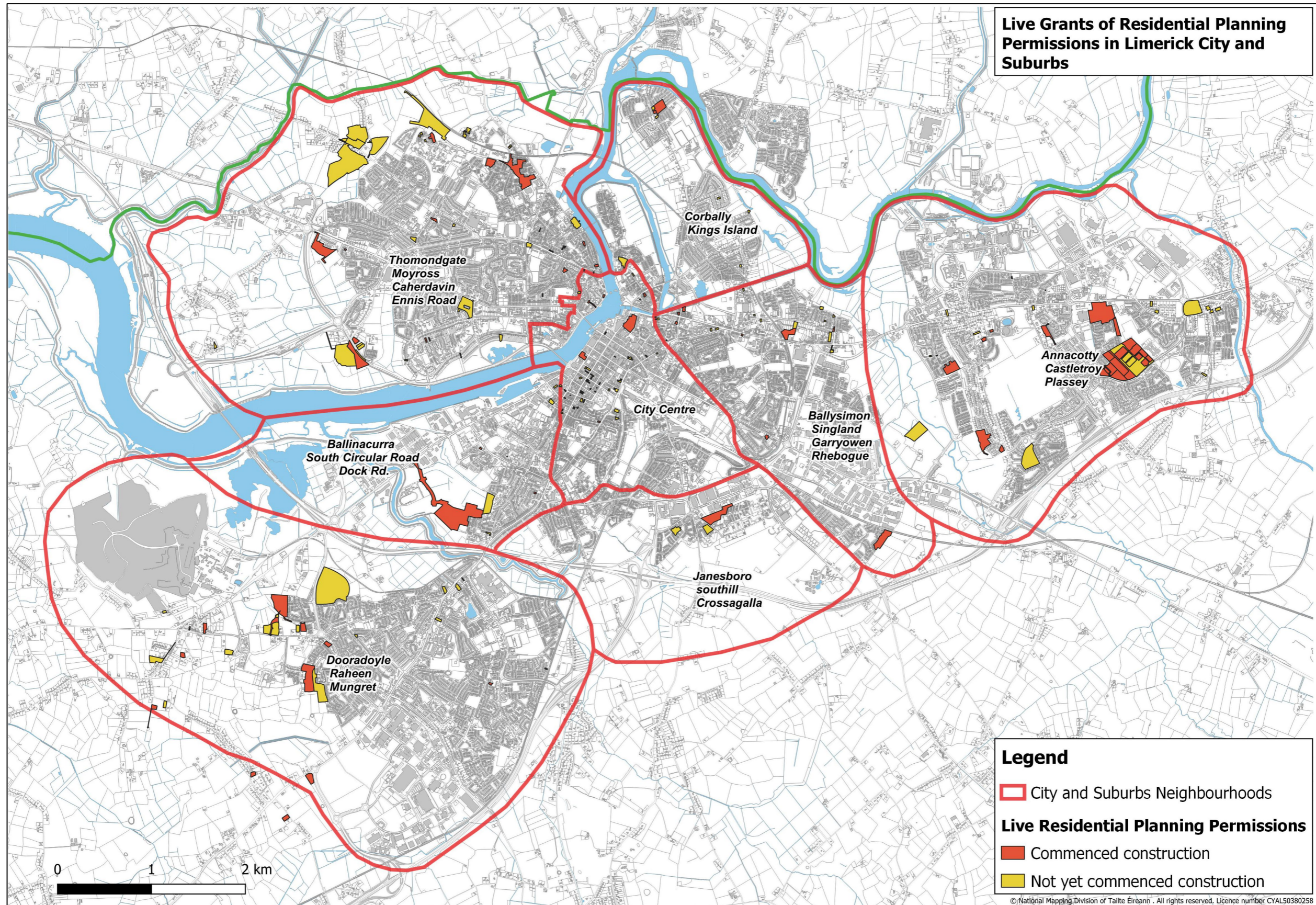


Figure 6: Spatial Distribution of Residential Pipeline Sites – Limerick City and Suburbs

4.3 Indicator 4 - Residential Planning Applications – Rural

This section outlines the pattern and status of planning applications for single dwellings located in the rural areas of Limerick during year two of implementation of the Plan.

Table 14 below outlines the indicators for residential development in the rural housing strategy areas, comprising Category 1 – Areas under Strong Urban Influence and Category 2 – Rural Areas Elsewhere. The table outlines a breakdown of the planning applications in the two rural housing strategy areas and decision types for year two of the Plan from 1st of August 2023 to 31st of July 2024. The rural housing strategy areas are identified in Figure 7 further below.

| Level | Settlements | Rural Housing Category | Planning Applications lodged | Permissions Granted | Applications Refused/ Withdrawn |
|--|--------------------|------------------------------------|------------------------------|---------------------|---------------------------------|
| Limerick Shannon Metropolitan Area (in Limerick) | Rural Metro Area | Areas under Strong Urban Influence | 28 | 17 | 6 |
| Level 7 | Open Countryside | Areas under Strong Urban Influence | 176 | 117 | 30 |
| | | Rural Areas Elsewhere | 76 | 47 | 0 |
| Total | Countryside | | 280 | 181 | 36 |

Table 14: Rural Areas - Residential Indicators – Breakdown of Planning Applications

The Core Strategy allocated 772 no. additional dwellings in the open countryside to 2028. This allocation equates to an average of 128 no. dwellings per annum. During year two of the Plan, 181 no. rural one off dwellings have been granted planning permission, this exceeds the average annual target by 53 no. dwellings. It should be noted that this relates to planning permissions only. Commencements of permissions granted in year one and two are set out in table 16 below. A further 58 no. planning applications for rural one off dwellings, received during year two, were undecided at time of writing.

| Development Plan Implementation | No. of Rural Dwellings Allocated | No. of Planning Applications Lodged | No. of Permissions Granted |
|---------------------------------|----------------------------------|-------------------------------------|----------------------------|
| Year One | 128 | 265 | 165 |
| Year Two | 128 | 280 | 181 |
| Total | 256 | 545 | 346 |

Table 14: Rural Areas – No. of Planning applications lodged and granted during Year One and Two of the Development Plan

| Development Plan Implementation | No. of Rural Houses Granted | No. of 2 bed units | No. of 3 bed units | No. of 4+ bed units |
|---------------------------------|-----------------------------|--------------------|--------------------|---------------------|
| Year One | 165 | 6 | 64 | 95 |
| Year Two | 181 | 9 | 71 | 101 |
| Total | 346 | 15 | 135 | 196 |

Table 15: Rural Areas – No. of units by no. of bedrooms granted during Year One and Two of the Development Plan

With respect to the commencement of construction of one off dwellings, during year two of the Plan, commencement notices have been received for 28 no. units, consisting of 6 no. units in the area designated Rural Area Elsewhere and 22 no. units in the area designated Strong Urban Influence. Of the permissions granted for rural dwellings during year one, commencement notices have now been received for 78 no. dwelling units.

| Development Plan Implementation | No. of Commencement Notices – Strong Urban Influence | No. of Commencement Notices – Rural Area Elsewhere | Total |
|---------------------------------|--|--|------------|
| Year One | 54 | 24 | 78 |
| Year Two | 22 | 6 | 28 |
| Total | 76 | 30 | 106 |

Table 16: Commencement Notices by Rural Housing Category

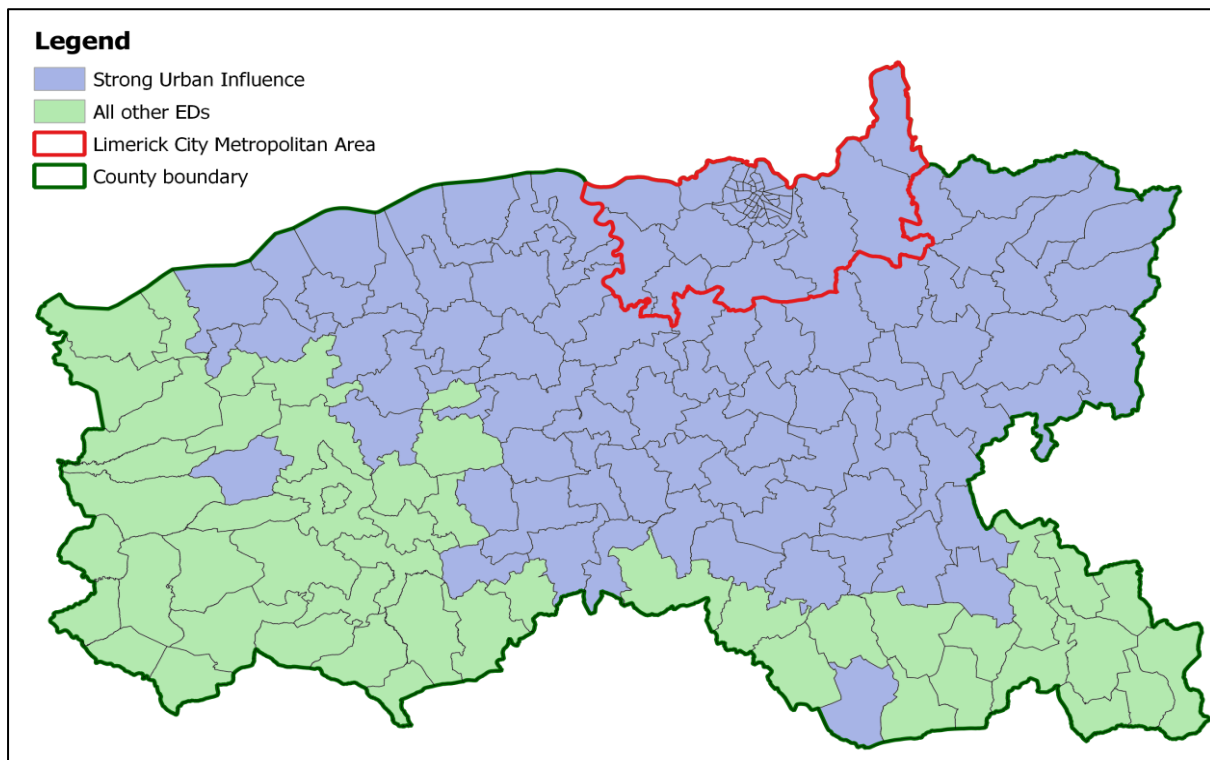


Figure 7: Extract of Map 4.1: Rural Housing Strategy Map, Chapter 4 Housing

4.4 Obstacles to Dwelling Delivery

As set out under Sections 4.2 Residential Indicator 3 - Residential Planning Permissions – Settlements and 4.4 Residential Indicator 4 - Residential Planning Applications – Rural above, during year two of the Plan, a total of 1,701 no. residential units have been granted planning permission across the City and County. This is an increase of 552 no. units on the number of units granted in year one (1,149).

The year one Core Strategy Monitoring Report 2022 – 2023 identified various obstacles to dwelling delivery. This report should be read in conjunction with same. In brief, the year one report identified obstacles including delayed decision making at An Bord Pleanála, inflation and costs of finance, energy, transport, materials, construction, labour costs and shortages, all combining to create issues around the viability of projects. In addition, the long lead in times for delivery are exacerbating pent up demand. The report also outlined the various Government schemes, waivers and rebates in place to facilitate and enable development.

4.5 Indicators 5 and 6 – Commercial Floor space and Permissions

This section sets out in brief the indicators for commercial development across the settlements in Limerick City and County. The table below sets out the indicators comprising the areas of commenced floor space and the floor space granted permission in 67 no. applications for various commercial uses during year two of the Plan.

| Level | Settlement | Commenced Commercial Floorspace (m2) | Offices Granted (m2) | Industrial Granted (m2) | Retail Granted (m2) | Warehousing / Logistics Granted (m2) | Services ¹ Granted (m2) |
|---|---|--------------------------------------|----------------------|-------------------------|---------------------|--------------------------------------|------------------------------------|
| Limerick Shannon Metro. Area (in Limerick) | Limerick City and Suburbs (in Limerick) | 17,441 | 3,949 | 11,164 | 5,373 | 7,641 | 18,357 |
| | Annacotty | - | - | - | - | - | - |
| | Mungret | - | - | - | - | - | - |
| | Castleconnell | - | 242 | 2,454 | - | - | - |
| | Patrickswell | - | - | - | - | - | - |
| | Clarina | - | - | - | - | - | - |
| | Montpelier | - | - | - | - | - | - |
| Key Town | Newcastle West | 45 | - | - | 45 | - | 254 |
| Level 3 Towns | Abbeyfeale | 58 | 58.5 | - | - | - | - |
| | Kilmallock | - | - | 4,499 | - | - | - |
| | Rathkeale | - | - | - | - | - | - |

¹ For the purpose of this report, Services include professional/financial services, betting offices, laundrette kiosks, hair/ beauty salons, restaurants, leisure centre, conference facilities, medical services, gyms, guest houses, nursing homes, dog grooming etc.

| Level | Settlement | Commenced Commercial Floorspace (m2) | Offices Granted (m2) | Industrial Granted (m2) | Retail Granted (m2) | Warehousing / Logistics Granted (m2) | Services ¹ Granted (m2) |
|---------------------------|----------------|--------------------------------------|----------------------|-------------------------|---------------------|--------------------------------------|------------------------------------|
| | Caherconlish | - | - | - | - | - | - |
| Level 4 Large Villages | Adare | 50 | 50 | - | - | - | - |
| | Askeaton | - | - | - | - | - | - |
| | Ballingarry | - | - | - | - | - | - |
| | Bruff | - | - | - | - | - | 178 |
| | Bruree | - | - | - | - | - | - |
| | Cappamore | - | - | - | - | - | - |
| | Croom | 860 | 30 | 3,050 | - | 830 | - |
| | Doon | - | - | - | - | - | - |
| | Dromcolliher | - | - | - | - | - | - |
| | Foynes | - | - | 293 | - | - | - |
| | Glin | - | - | - | - | - | - |
| | Hospital | - | - | - | - | - | - |
| | Kilfinane | - | - | - | - | - | - |
| | Murroe | 7 | - | - | - | - | 7 |
| | Pallasgreen | - | - | - | - | - | - |
| Pallaskenry | - | - | - | - | - | - | |
| Level 5 | Small Villages | 76 | - | - | - | - | 76 |
| Level 6 | Rural Clusters | - | - | - | 198 | - | - |
| Level 7 | Countryside | 475 | 52 | 1,641 | 45 | 542 | - |
| Total | | 19,012 | 4,382 | 23,101 | 5,661 | 9,013 | 18,872 |

Table 17: Commercial Indicators

The table below sets out a summary of the total floor areas permitted for the various types of commercial developments during Year One and Year Two of implementation of the Development Plan:

| Development Plan Implementation | Office (m2) Permitted | Industrial (m2) Permitted | Retail (m2) Permitted | Warehousing / Logistics (m2) Permitted | Services (m2) Permitted |
|---------------------------------|-----------------------|---------------------------|-----------------------|--|-------------------------|
| Year One | 1,205.58 | 4,133.23 | 4,241.4 | 9,943.1 | 4,098 |
| Year Two | 4,382 | 23,101 | 5,661 | 9,013 | 18,872 |
| Total | 5,587.58 | 27,234.23 | 9,902.40 | 18,956.10 | 22,970.00 |

Table 18: Commercial floor areas permitted during Years One and Two

The substantial majority of new commercial developments permitted during year two of the Plan are located within Limerick City and Suburbs. At time of writing, of the 67 no. permissions granted for commercial developments during year two, commencement notices have been submitted for 21 no. applications. The total commenced commercial floor areas across all

levels of the settlement hierarchy that was granted permission in years one and two, is outlined in the table below.

| Development Plan Implementation | Office (m2) Commenced | Industrial (m2) Commenced | Retail (m2) Commenced | Warehousing / Logistics (m2) Commenced | Services (m2) Commenced |
|---------------------------------|-----------------------|---------------------------|-----------------------|--|-------------------------|
| Year One | 567 | 0 | 1,709 | 5,682 | 2,569 |
| Year Two | 1,942 | 5,034 | 2,448 | 830 | 8,760 |
| Total | 2,509 | 5,034 | 4,157 | 6,512 | 11,329 |

Table 19: Commercial development commenced by floor area

The attraction of new commercial development to the City and Suburbs is consistent with the objectives of the RSES and Limerick Shannon Metropolitan Area Strategic Plan (MASP). In this regard, the MASP supports Limerick City in becoming a major economic force in the Irish and international economy and a leading centre for commercial investment, capitalising on the City's higher education institutions and skills of the workforce. In addition, the granting of commercial permissions in Kilmallock will facilitate the town's role in facilitating a spread of economic growth into the County. Commercial investment in the other settlements will also facilitate economic development, employment opportunities and provide services for the local population. It should be noted that the substantial areas of office and industrial development permitted in the Countryside, includes applications within Annacotty Business Park.

4.6 Indicator 7 – Settlement Consolidation Sites Limerick City and Suburbs

A number of strategic brownfield consolidation sites have been identified for redevelopment in Limerick City Centre, which will have transformative effects on the revitalisation of the City. The Residential Settlement Capacity Audit as set out under Volume 2a Level 1 Limerick City and Suburbs (in Limerick), Mungret and Annacotty of the Plan, identifies these Settlement Consolidation Sites. These sites include Opera Square, Cleeves Riverside Quarter, the University of Limerick Riverside Campus and Colbert Station Quarter. The table below outlines the indicators of progress for development of these sites:

| Consolidation Site | Infrastructure Requirements | Services Delivery | Permissions Granted | Dwellings Constructed | Funding Applications | Project Timelines | Vacant Site Levy | Other |
|---------------------------------|--|---|--|-----------------------|--|------------------------------|----------------------|---|
| Cleeves Riverside Campus | Perimeter fencing, lighting within the perimeter, internal water supply and sanitary arrangement, drains, sewerage, electricity sub-stations, electricity mains, transformers, water mains, sewer mains utilities, parking | Project delivery team in place Design Team commenced the next stage of the development, and are working on preparation of the planning application | Non-statutory masterplan completed August 2023 Planning due for submission January 2025 | N/A | URDF (Urban Regeneration Development Fund) 2 - €34.5m approved Preliminary Business Case approved Drawdown commenced | 4–5-year construction period | RLZT Draft Maps 2024 | Design team appointed to prepare planning application in line with a view to selling site or attracting development partners to complete the development. |

| Consolidation Site | Infrastructure Requirements | Services Delivery | Permissions Granted | Dwellings Constructed | Funding Applications | Project Timelines | Vacant Site Levy | Other |
|---------------------|---|--|--|---|--|---|----------------------|---------------------------|
| | facilities, waste disposal systems, Security offices, maintenance of environmental conditions | | | | | | | |
| Opera Square | Under construction | Project delivery team in place Demolition and Enabling Works Contract (Dec. 2020- Dec. 2022) Complete Basement and One Opera Sq. Contract (Jan. 2023 to Feb. 2025) Ongoing | An Bord Pleanála Permission Granted Feb. 2020 Amendments Submitted – and was granted by An Bord Pleanála January 2024 | Q3 2023 - drainage installation for One Opera Square, and concrete pours 2024 - basement works for the full site 75% completed and five storeys of the six-storey One Opera Square | URDF 1 - €1.8m approved. Draw down complete Department of Rural and Community Development on 5 th May 2023. Under Review Libraries Capital Programme | Construction Q4 2020 to Q4 2026 Opera Square will be developed over a six-year period and is due for completion, in late 2026. | RLZT Draft Maps 2024 | Works progressing on site |

| Consolidation Site | Infrastructure Requirements | Services Delivery | Permissions Granted | Dwellings Constructed | Funding Applications | Project Timelines | Vacant Site Levy | Other |
|----------------------|-----------------------------|--|---------------------|-----------------------|--|---|------------------|---|
| | | <p>14-storey OPW Building Mar. 2024-Aug. 2026) now at Tender Stage</p> <p>Library, Central Plaza, and Four Opera Sq. (Mar. 2024-Dec. 2026) now at Tender Stage</p> | | building constructed | 2023 - 2027 submitted on 2 nd June 2023. Under Review | | | |
| Arthur’s Quay | None | In place | None | None | URDF – Part of Worldclass Waterfront funding allocation (€32.4m) | Framework Plan – Next step Public Consultation Q3/4 2024 to feed into Worldclass Waterfront | N/A | Framework will guide development, reliant on individual landowners thereafter to initiate planning applications |

| Consolidation Site | Infrastructure Requirements | Services Delivery | Permissions Granted | Dwellings Constructed | Funding Applications | Project Timelines | Vacant Site Levy | Other |
|--------------------------------|--|-------------------|---------------------|-----------------------|----------------------|---|----------------------|------------------------------|
| Colbert Station Quarter | Going forward some infrastructure may be required to support St. Joseph’s and Carey’s Road sites | None | None | None | TBC | Carey’s Road site design team appointed to prepare planning application. Design team being put in place for St. Joseph’s Hospital site | RZLT Draft Maps 2024 | Overall Framework completed. |

Table 20: Settlement Consolidation Sites

5. Conclusion

This Year Two Core Strategy Monitoring Report for 2023 – 2024 outlines progress in the residential and commercial indicators specified under Section 10.3.1 of the Development Plan Guidelines 2022 during year two of the Development Plan 2022 - 2028.

During the second year of the Plan, approximately 866 no. dwellings were completed across Limerick City and County. The majority of units were completed in Limerick City and Suburbs, followed by the Large Village of Hospital, substantially in accordance with the objectives for compact growth (NPO 3) and the Core Strategy. However, the level of completions remains below the average annual and quarterly targets across all settlements. This can be attributed to continuing issues around costs and viability.

With respect to planning permissions, a total of 1,882 units have been granted permission across the City and County during year two of the Plan. Across all of the settlements, 1,701 no. residential units have been granted permission, comprising 660 no. apartments and 1,041 no. dwelling units. The majority of units granted (730 no.) comprise three bedrooms, followed by two bedrooms units (453 no.). The quantum of lands zoned for residential development that remains without planning permission across all settlements is sufficient to cater for the forecasted housing requirements to 2028.

In relation to rural areas, 181 no. one off dwellings have been granted planning permission during year two of the Plan, this is in excess of the Core Strategy average target of 128 no. units per annum. The majority of these units (122 no.) were granted in the areas designated Strong Urban Influence, with 17 no. of the permissions located within the Rural Metro Area.

With respect to the Settlement Consolidation Sites in Limerick City, development works are ongoing on the Opera Square site. A number of Framework and Masterplans have been completed, or are nearing completion on the other sites. The commencement of re-development of some of these sites will be in the long term. It is noted that some reliance on third party owners will be required to progress the re-development of two of the sites.

Permissions have been granted for all types of commercial uses in Limerick City and Suburbs, followed by industrial development in Kilmallock. Such development will contribute to the economic development of the settlements in accordance with the objectives of the Development Plan.

The pattern of planning permissions granted for residential development, particularly in the settlements, creates confidence that the annual monitoring report will demonstrate that the objectives of the Core Strategy can be satisfactorily achieved over the lifetime of the Limerick Development Plan 2022 - 2028.

